Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-07	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

- Room Area (Measured Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

NOTES:

No dimensions are to be scaled from this drawing.
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

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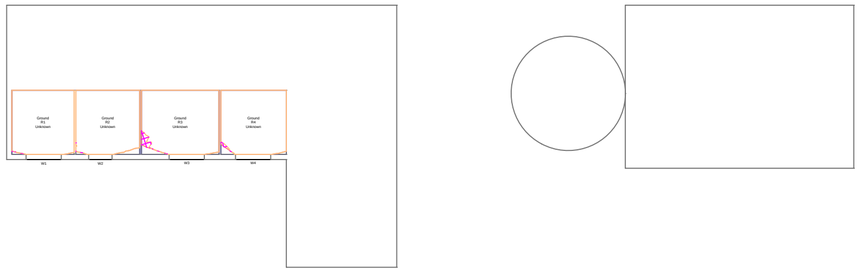
Proposed Model

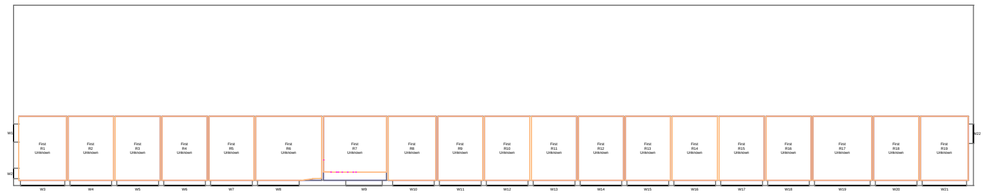
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Lamport Court
Ground Floor



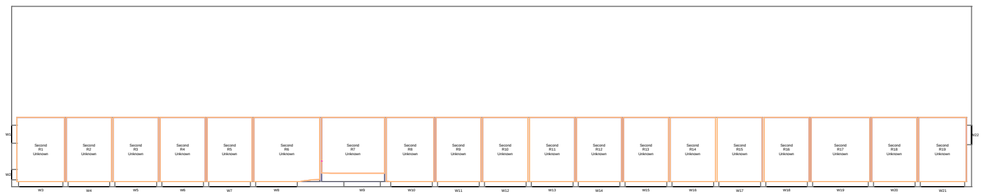
1:250

Lamport Court
First Floor



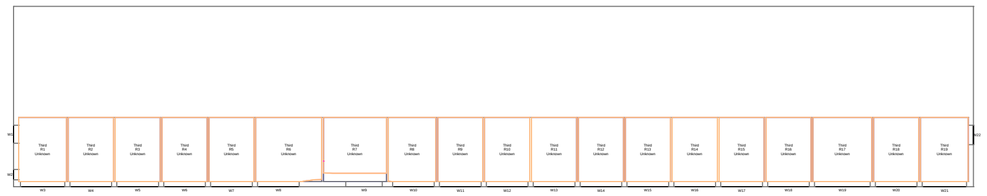
1:250

Lamport Court
Second Floor



1:250

Lamport Court
Third Floor



1:250

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-08	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

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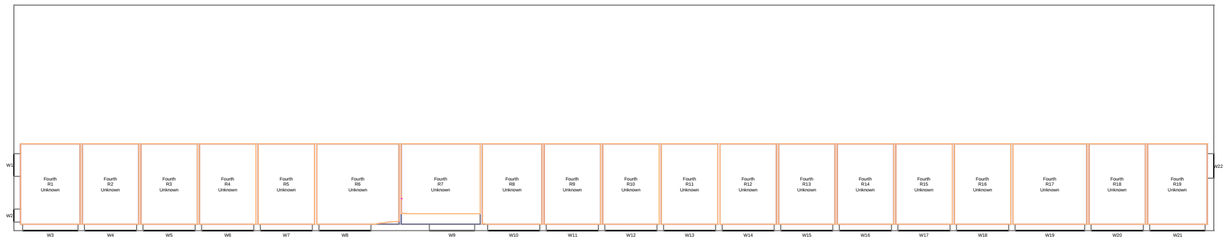
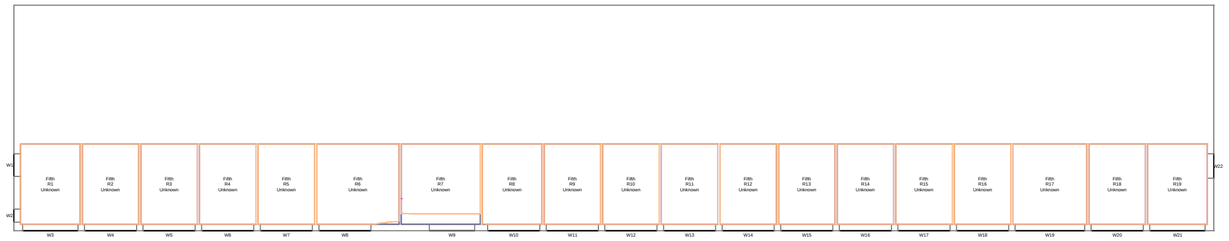
Proposed Model
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Lamport Court
Fourth Floor



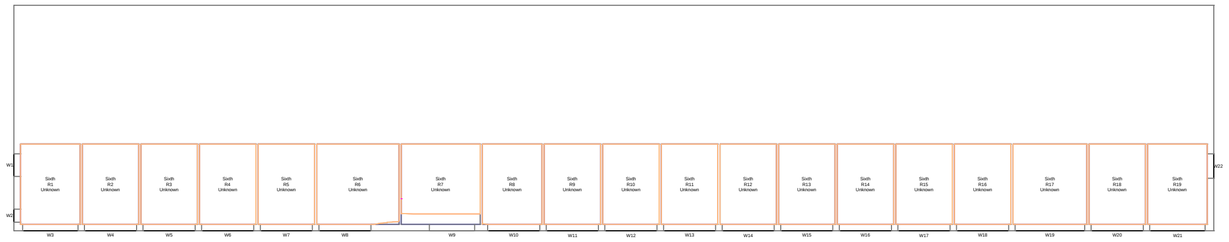
1:200

Lamport Court
Fifth Floor



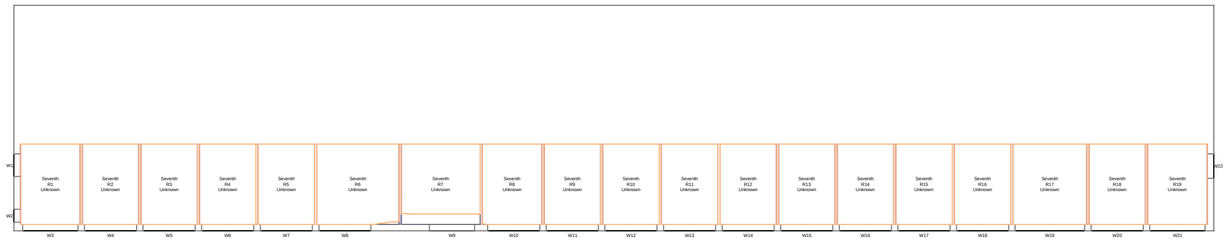
1:200

Lamport Court
Sixth Floor



1:200

Lamport Court
Seventh Floor



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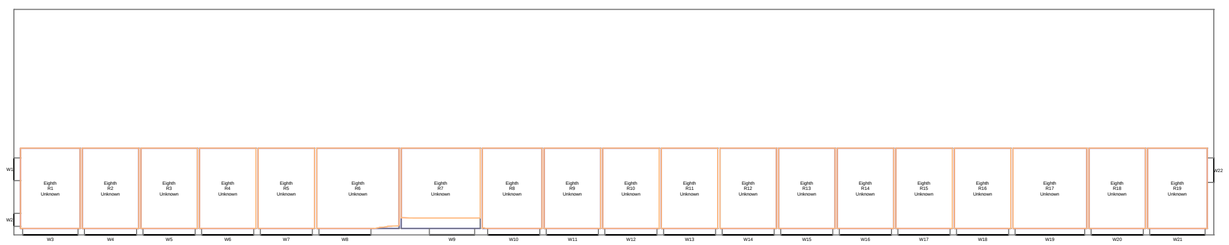
Lamport Court
Eighth Floor



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Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-09	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

- Room Area (Measured Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

NOTES:

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Analysis
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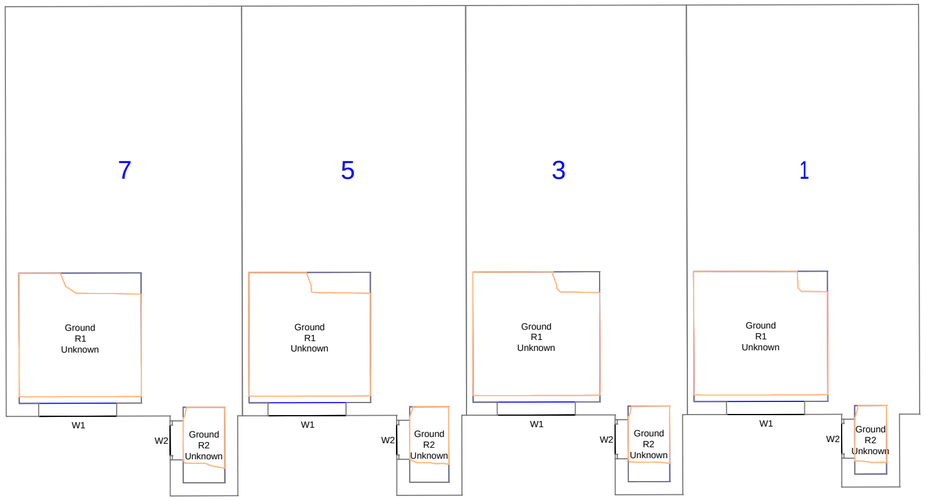
Proposed Model

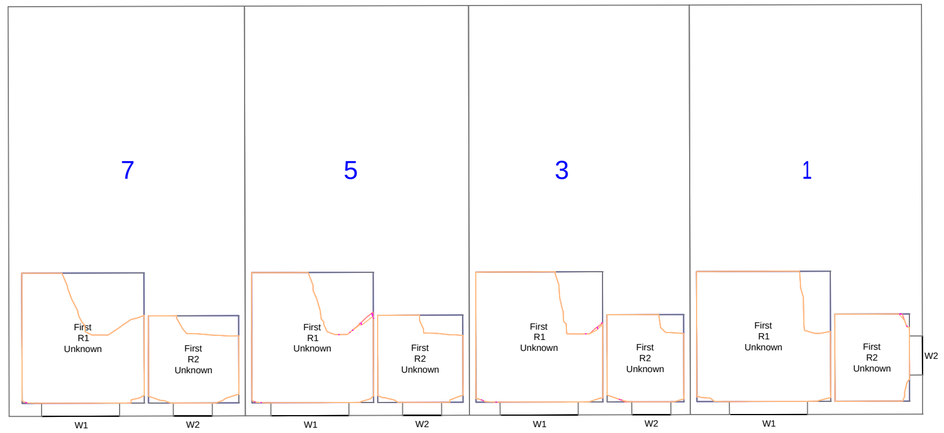
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg" "20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

1-7 Litcham Close
Ground Floor



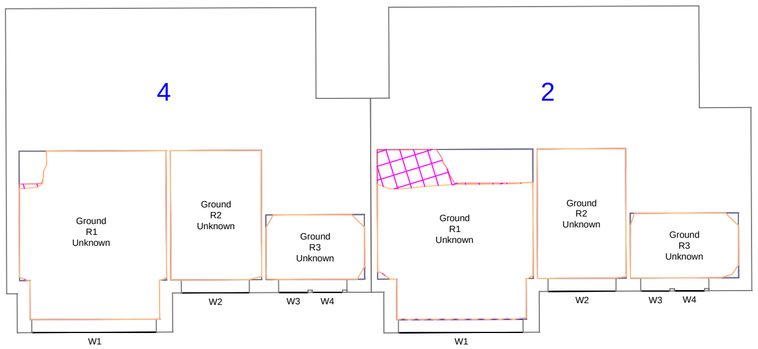
1:100

1-7 Litcham Close
First Floor



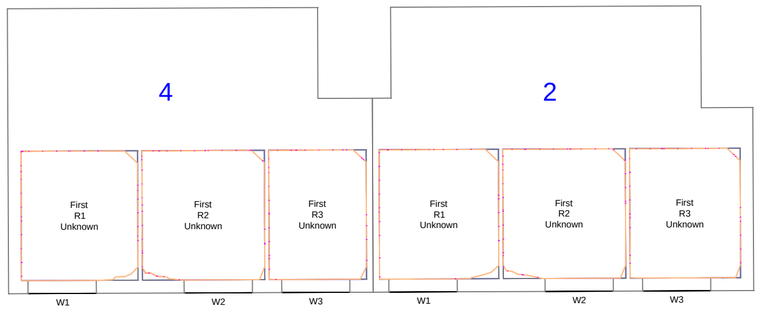
1:100

2-4 Wadesmill Walk
Ground Floor



1:100

2-4 Wadesmill Walk
First Floor



1:100

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-10	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

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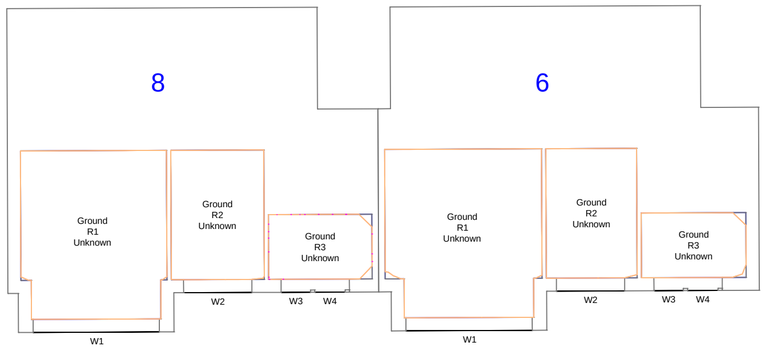
Proposed Model
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

6-8 Wadesmill Walk
Ground Floor



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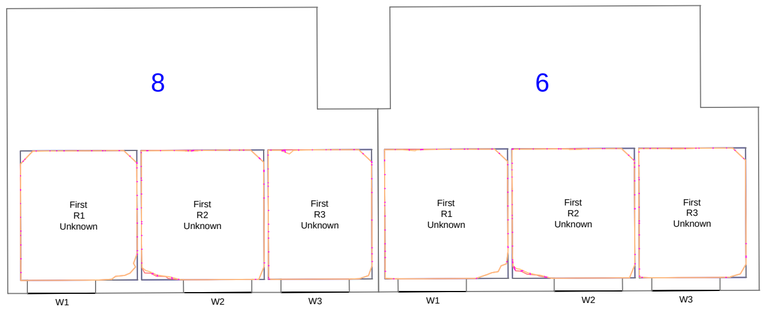
6-8 Wadesmill Walk
First Floor



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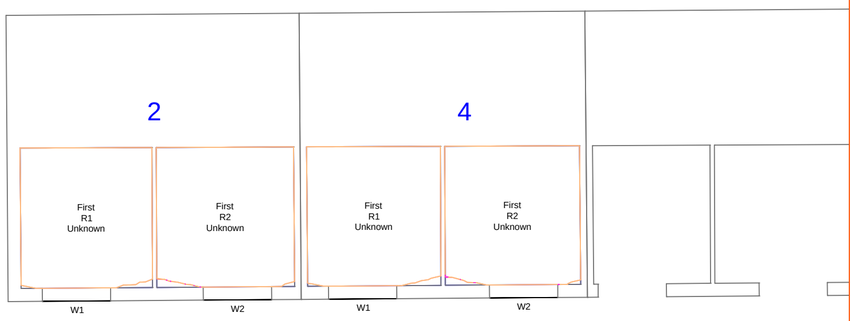
2-4 Stockland Close
Ground Floor

1:100

2-4 Stockland Close
First Floor



1:100

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:100/200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-11	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:

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Analysis
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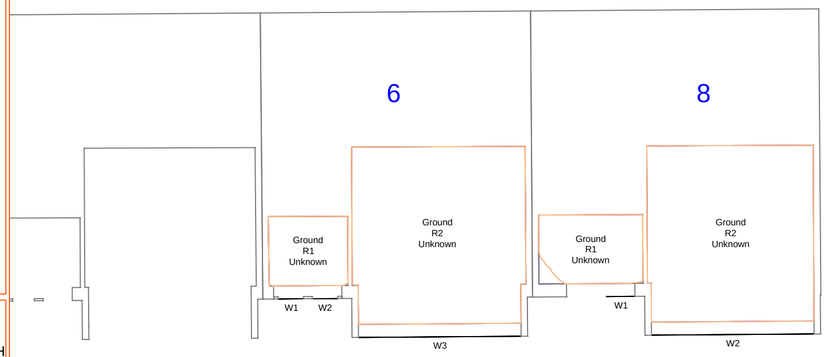
Proposed Model

Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

6-8 Stockland Close
Ground Floor



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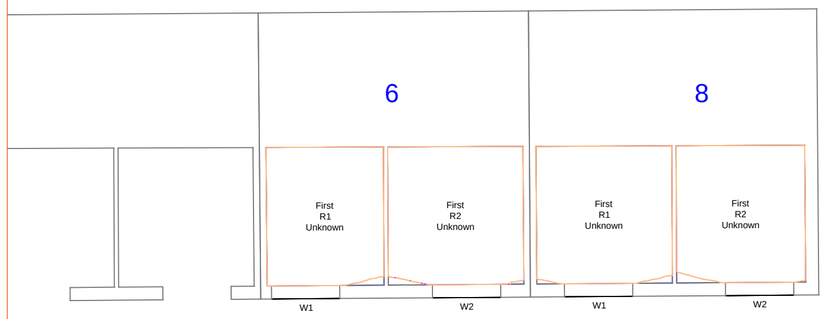
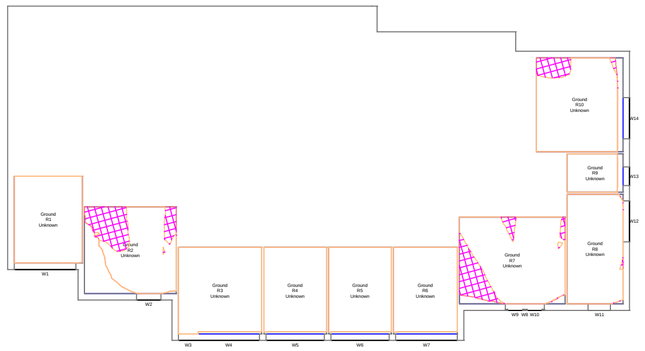
6-8 Stockland Close
First Floor



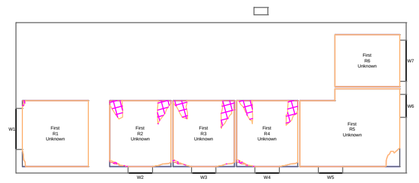
1:100

9 Justin Close
Ground Floor



1:200

9 Justin Close
First Floor



1:200

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-12	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:
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Analysis
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MBS Survey Software Ltd (www.mbs-software.co.uk)

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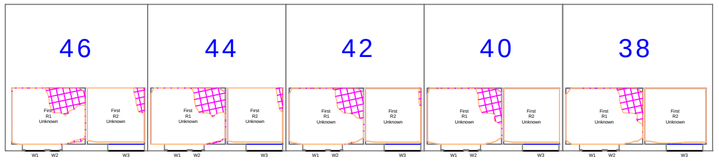
Proposed Model
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

38-46 Hanworth Close
Ground Floor

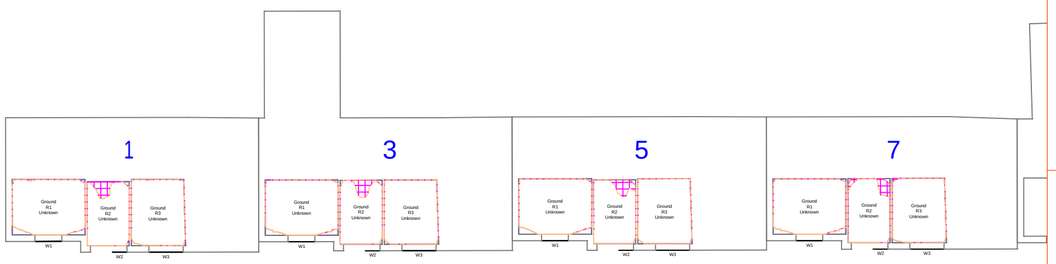
1:200

38-46 Hanworth Close
First Floor



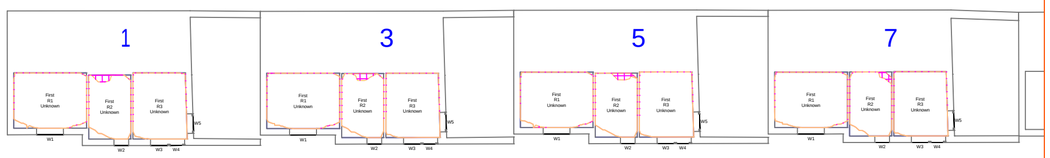
1:200

1-7 Mawson Road
Ground Floor



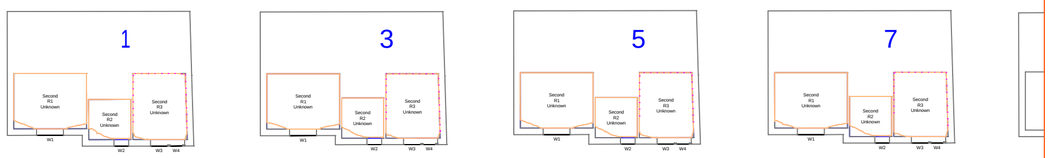
1:200

1-7 Mawson Road
First Floor



1:200

1-7 Mawson Road
Second Floor



1:200

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-13	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

- Room Area (Measured Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

NOTES:
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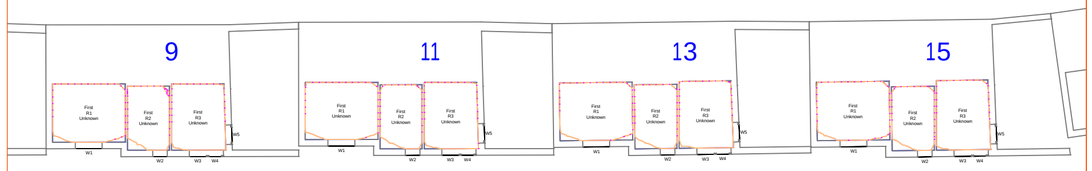
Proposed Model
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

9-15 Mawson Road
Ground Floor

1:200

9-15 Mawson Road
First Floor



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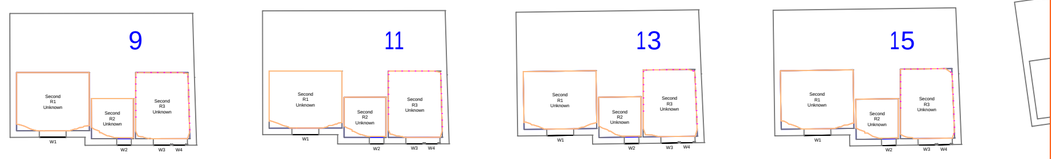
9-15 Mawson Road
Second Floor



1:200

17-23 Mawson Road
Ground Floor

1:200

17-23 Mawson Road
First Floor

1:200

17-23 Mawson Road
Second Floor

1:200

Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

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Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-14	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

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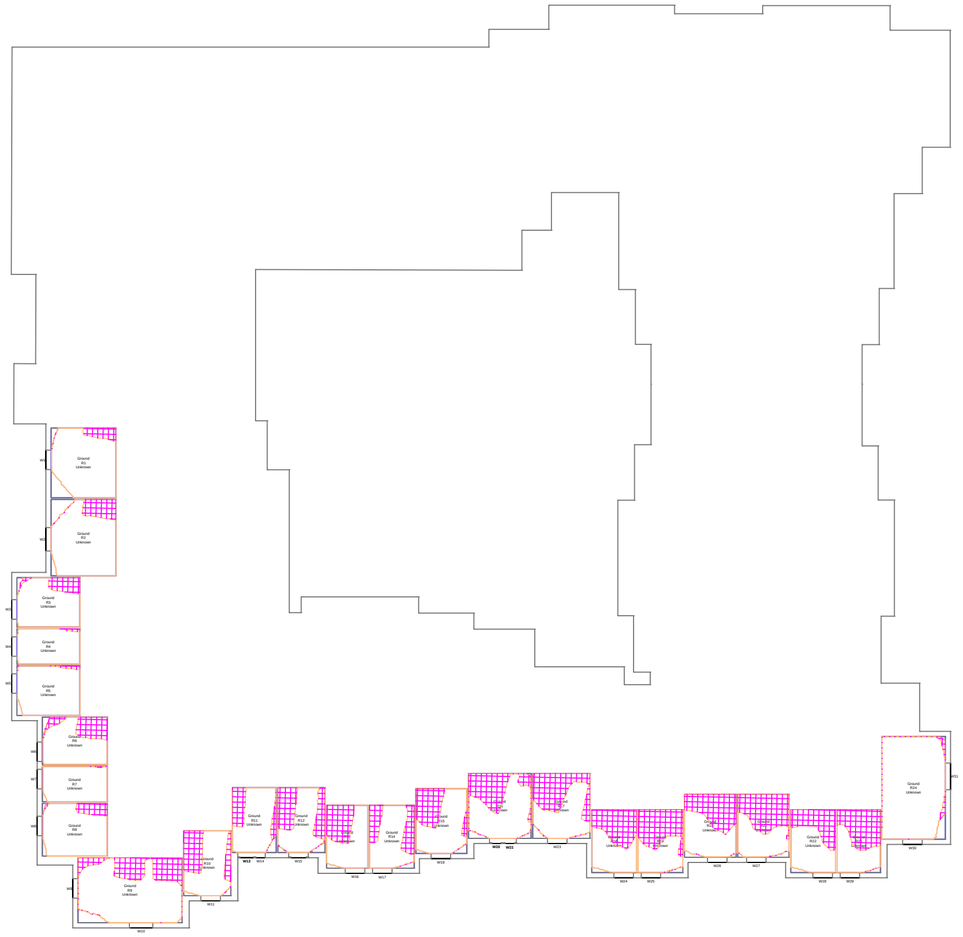
Proposed Model

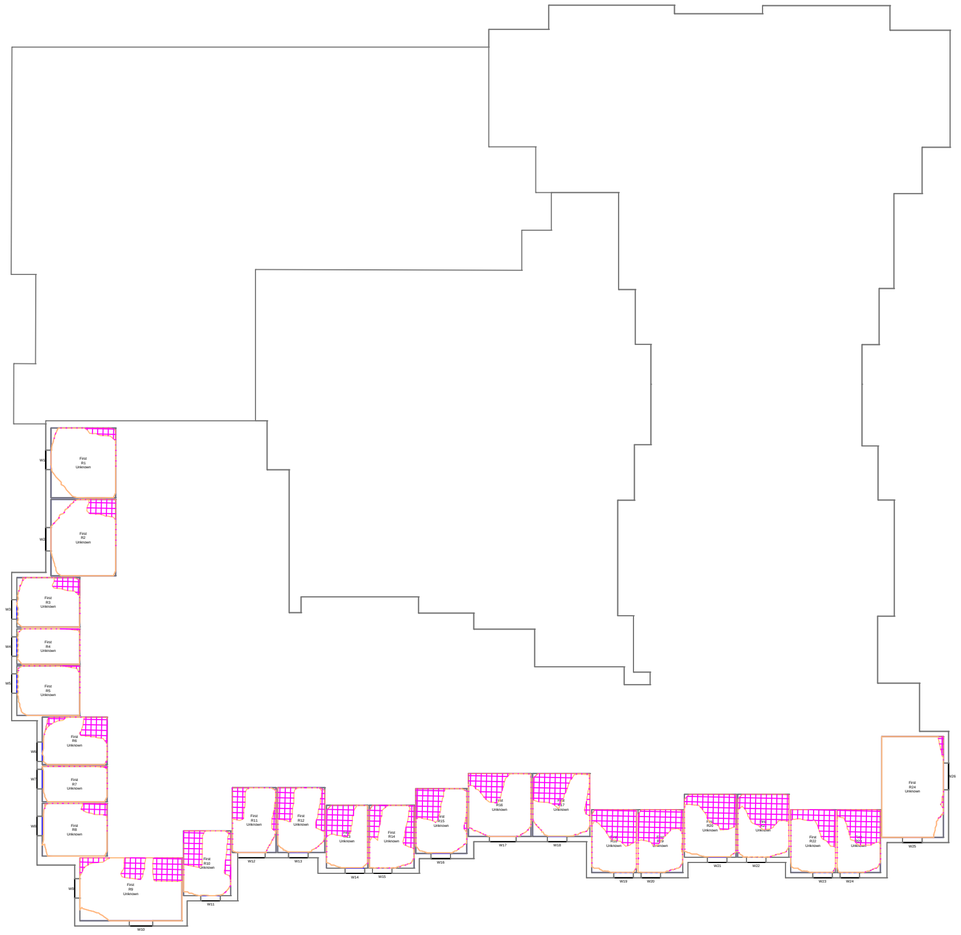
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Unite Students - Kincardine Court
Ground Floor



1:250

Unite Students - Kincardine Court
First Floor



1:250

Proximity
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Altrincham, WA14 1ES
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Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-15	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

NOTES:

No dimensions are to be scaled from this drawing.
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Analysis
Produced using Waldram Tools
MBS Survey Software Ltd (www.mbs-software.co.uk)

Existing Model & Surrounding Model

Existing Site and Surrounding neighbours modelled from 3D Contextual Model produced by Accucities Ltd.

Neighbouring Buildings internal room layouts, window positions/dimensions and massing derived from plans found on the planning portal/sales history.

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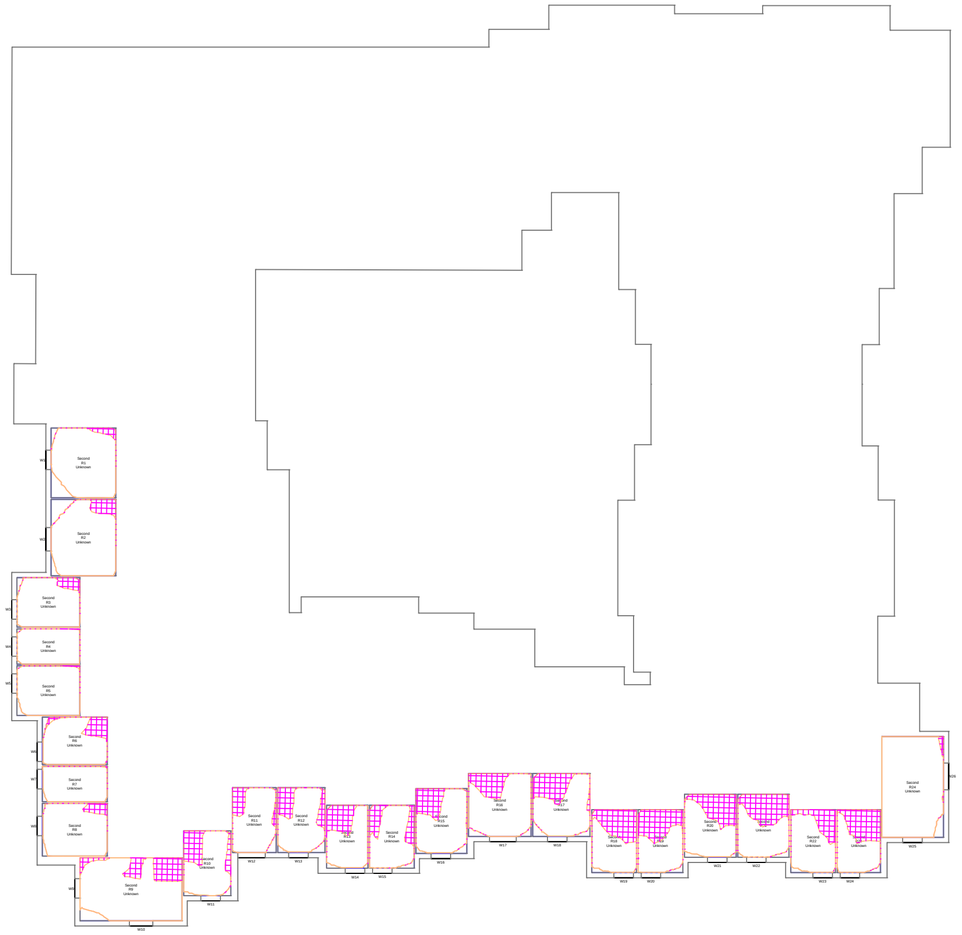
Proposed Model

Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Unite Students - Kincardine Court
Second Floor



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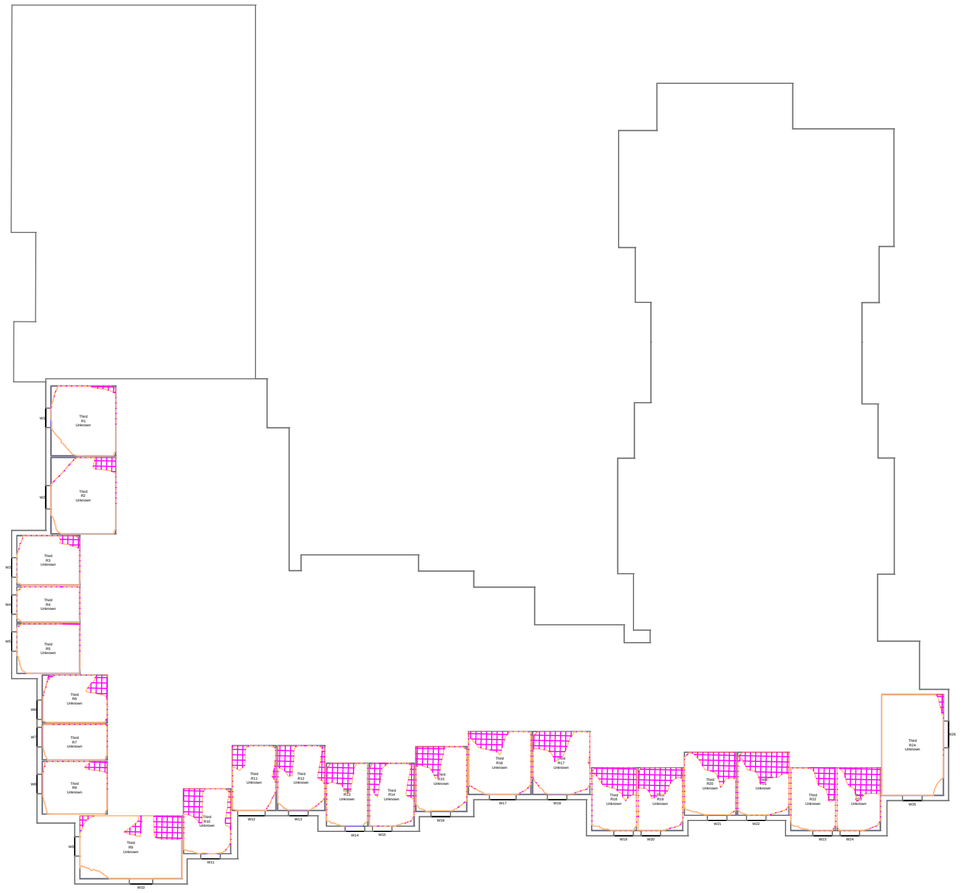
Unite Students - Kincardine Court
Third Floor



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Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:250	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-16	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

Existing
Proposed

All heights in m AOD

ROL Legend

Room Area (Measured Layout)
Existing Lit Area
Proposed Lit Area
Area of Loss/Gain

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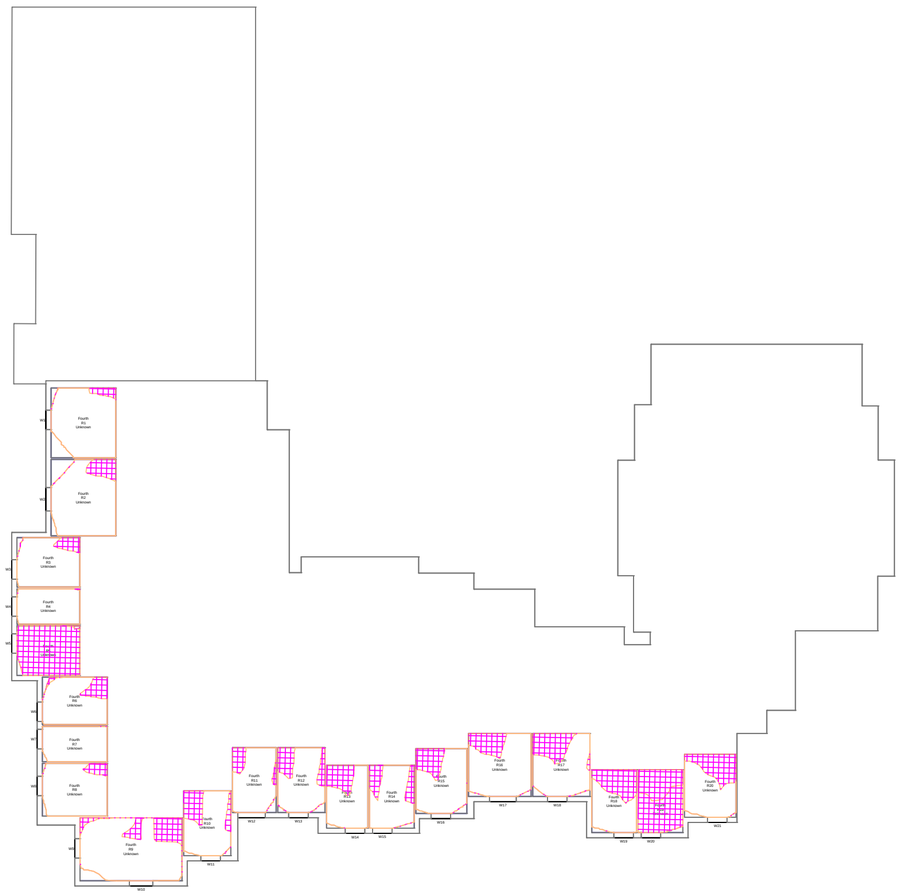
Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Unite Students - Kincardine Court
Fourth Floor



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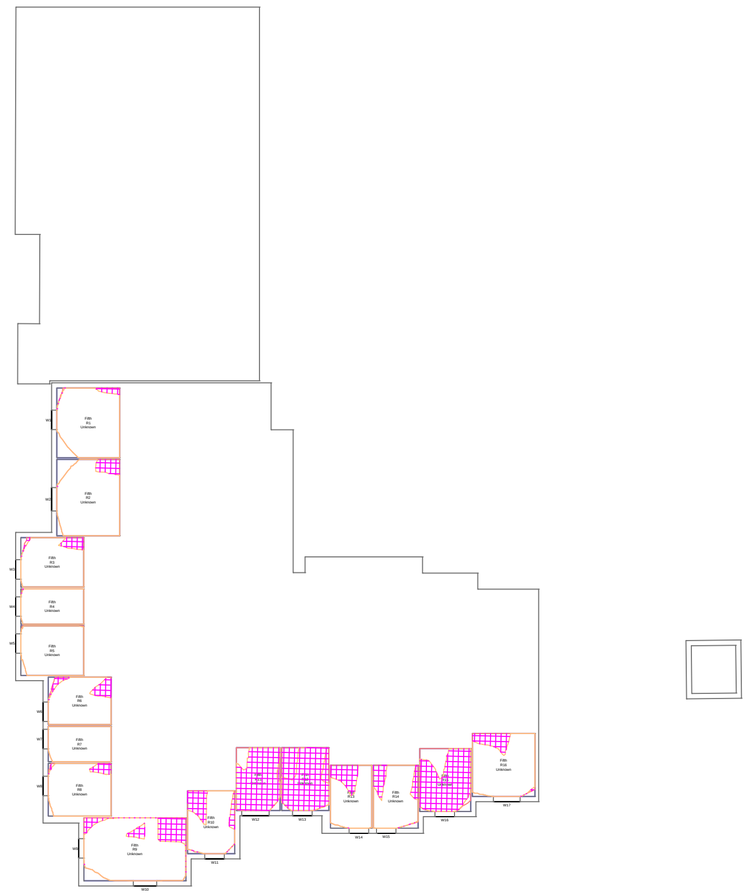
Unite Students - Kincardine Court
Fifth Floor



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Kennedy House. 31 Stamford Street,
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weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-17	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

- Room Area (Measured Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

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Proposed Model

Proposed scheme massing - "10450_UBS Moda Draft Planning Update Massing.dwg"
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

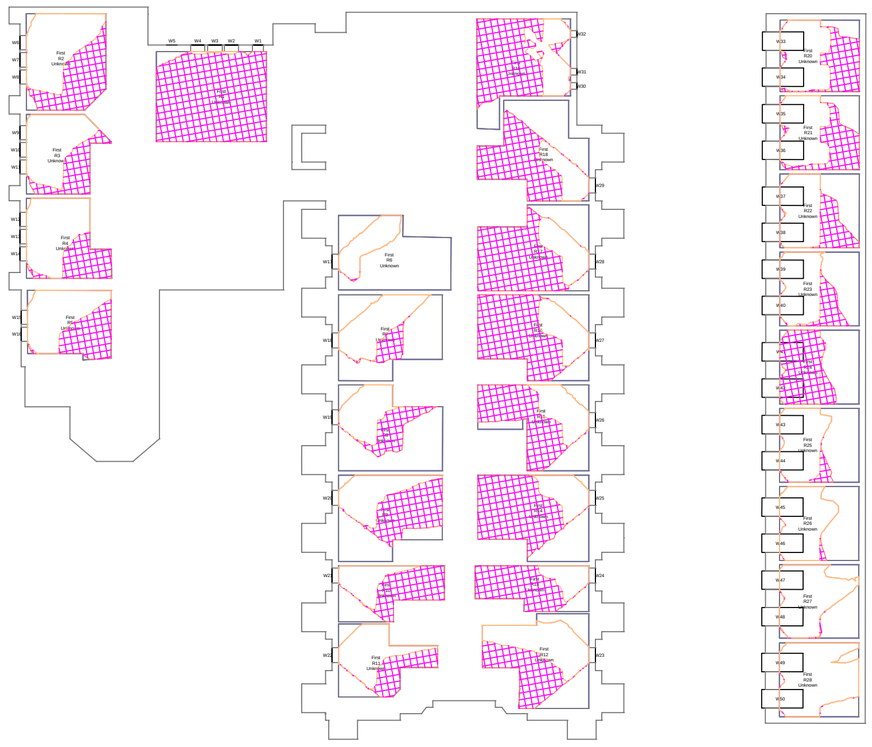
Hello Student Accommodation - The Chapel

Ground Floor

1:200

Hello Student Accommodation - The Chapel

First Floor



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Proximity
Kennedy House, 31 Stamford Street,
Altrincham, WA14 1ES
weareproximity.co.uk
Tel: 0161 444 3950

CLIENT:
Property Alliance Group

PROJECT:
Upper Brook Street
Manchester

DRAWING TITLE:
Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-18	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

- Room Area (Measured Layout)
- Existing Lit Area
- Proposed Lit Area
- Area of Loss/Gain

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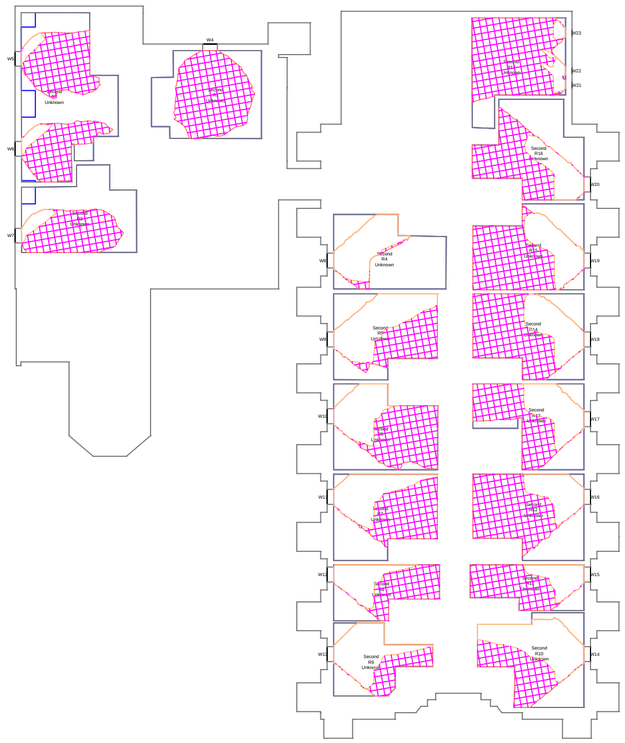
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Hello Student Accommodation - The Chapel

Second Floor



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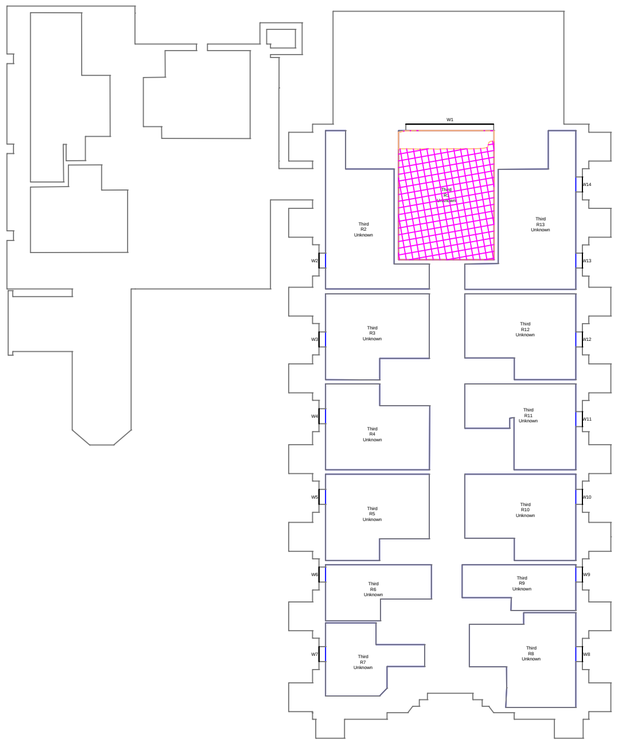
Hello Student Accommodation - The Chapel

Third Floor



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Contour Plots
Rights of Light

SCALE @ A2:	DATE:	DRAWN:	PRX
1:200	14.11.2024	CHECKED:	DMH

DRAWING NUMBER:	REV:
2022_MA-19	03

REV:	NOTES:	DRWN:	DATE:

Massing Legend

- Existing
- Proposed

All heights in m AOD

ROL Legend

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- Existing Lit Area
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- Area of Loss/Gain

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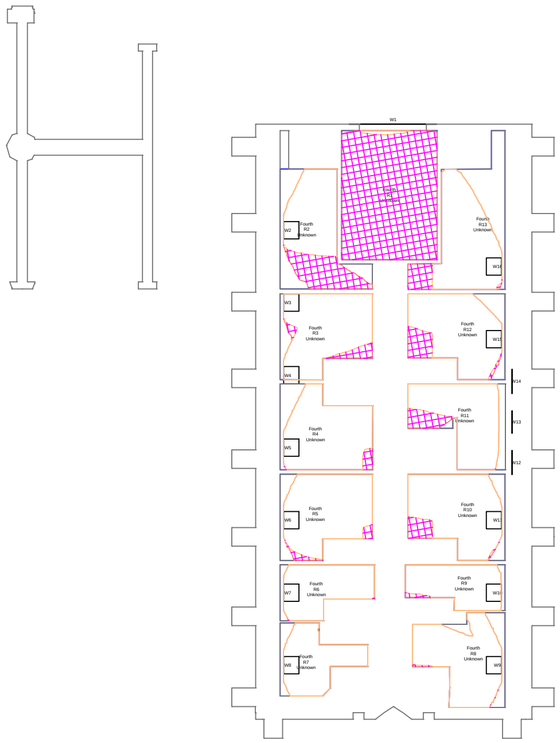
"20230518_10450_UBS_Massing_UncontrolledWIP.dwg"

Hello Student Accommodation - The Chapel

Fourth Floor



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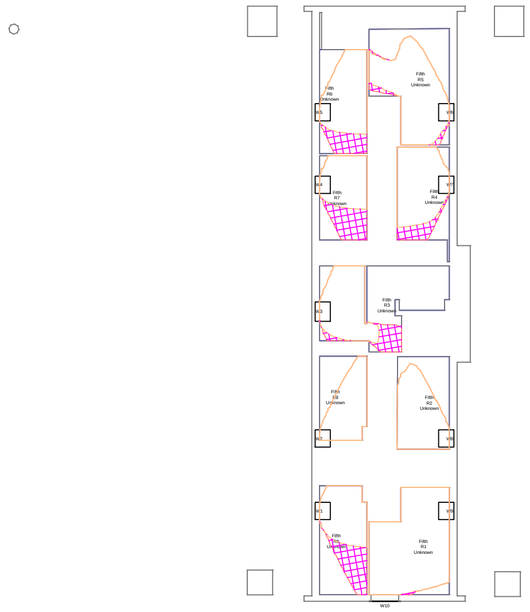
Hello Student Accommodation - The Chapel

Fifth Floor



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